

**Minutes of the Comprehensive Planning Committee
Wednesday, July 1, 2015**

Committee: Ted Brumleve, Chairman
Bettie Jackson
Joe Lippolis
Paul Doyle
Laura Fallon

Absent: Ray Clifford

Also present: Ann Gallelli, Village Board Liaison

1. Chairman Brumleve called the meeting to order at 7:30 p.m.

2. Approval of Minutes

Mr. Doyle made a motion to approve and accept the minutes, as amended, of April 8, 2015, seconded by Joe Lippolis, and the vote carried, all in favor, 4-0 (Ms. Fallon arrived after the vote).

3. BFJ Consultants Conversation

Chairman Brumleve reported on his conversation with Frank Fish, of BFJ Consultants, regarding helping the Comprehensive Plan Committee with its next course of action. Mr. Fish reported that BFJ is close to being finished with assisting the village with the changes in the law regarding Accessory Apartments, Customary Home Occupations, Professional Offices, and Chapter 225 of the code. He will consult with the Acting Village Manager, Janine King, to see if there are any monies remaining. If there is, BFJ can assist with guiding the Comprehensive Plan Committee with the public hearing process and participation in the meetings to help the committee attain some of its goals.

Chairman Brumleve also noted that Mr. Fish had mentioned CFA's (consolidated funding application) that can be sources of funding to implement some of the recommendations of the committee.

3. Comprehensive Plan Discussion

Chairman Brumleve summarized the goals that the Comprehensive Plan Committee hopes to achieve: vehicular/ pedestrian access, defined commercial "districts" (Upper Village, Harmon, Waterfront), consistent quality in architectural character, effective way-finding and signage, including branding of village identity, identifying available public funding sources, and aiming to diversify food options.

The essential question for the meeting is: Is there an action we can achieve?

Ms. Gallelli suggested that the Comprehensive Plan Committee might want to focus on plan updates rather than implementation tactics. As an example of a new goal: how is the village making efforts to conserve energy and support sustainability? There may be other things to

be updated in the comprehensive plan, and she encouraged the committee to take a look at some of those issues.

Mr. Doyle stated that this group includes the former Economic Development Committee and the Comprehensive Plan Committee. A lot of the comprehensive plan had not been accomplished, and he wanted to go beyond just making recommendations. Ms. Gallelli acknowledged the point.

Chairman Brumleve stated that it could be frustrating to wait for actions to happen. Mr. Doyle agreed and said that for the past 38 years he has been part of discussions about the upper village and he liked the idea of doing concrete actions, such as Mr. Clifford's signage. He agreed completely with Chairman Brumleve that it could be frustrating just being a recommending committee. Ms. Gallelli stated that if a new comprehensive plan is adopted it becomes the "guiding light" by which the village takes action. In a comprehensive plan, if it is more general in its goals, it is more a "guide" rather than mandates for specific actions. Ms. Gallelli suggested that if the comprehensive plan is more specific it could be harder to adopt the plan. Mr. Doyle questioned how there could be objections to consistent architecture, or signage—where is the controversy in these goals? Ms. Gallelli suggested that specific signage would be a recommendation of the economic development plan rather than the comprehensive plan. Chairman Brumleve summarized Ms. Gallelli's ideas, suggesting that the comprehensive plan update would be a legal document which guides planning as well as specific improvements to be implemented by other Village agencies.

Ms. Gallelli explained that the comprehensive plan has the force of law. If it says there has to be consistent signage, then the village must work on this. When people disagree, they point to the comprehensive plan. She strongly supported having a comprehensive plan more general, and more specific actions could then come from the economic development committee.

Chairman Brumleve said it sounded as though Ms. Gallelli was suggesting that there be a separate report regarding specifics, and that she was saying not to put a signage plan in the comprehensive plan. Mr. Doyle stated that he believed that the comprehensive plan should have as much detail in it as possible and if the Village Board doesn't like it, they can then decide to remove it. Ms. Jackson agreed and the other committee members indicated agreement with this point. Mr. Doyle reiterated that the committee has spent lots of time on this and he didn't want their ideas relegated to a shelf.

Mr. Lippolis stated that whether the comprehensive plan was updated or not, there were a lot of code violations and this too needed to be addressed and the laws on the books needed to be implemented. Mr. Doyle agreed that there needed to be more aggressive code enforcement and code enforcement is critical. Chairman Brumleve suggested that if the comprehensive plan was more attentive to the visioning of issues, one of the suggested goals might be, that in order to foster a better sense of community, the village administration needs to have better code enforcement.

Ms. Gallelli suggested that the plan might include language such as "invest more in code enforcement."

Mr. Lippolis stated that in the Upper Village, signage on buildings was crucial and painting the buildings might help. Ms. Jackson pointed out that the Harmon district was also a good

area that is coming to life. Ms. Gallelli noted that there are two applications in process for mixed-use buildings in the Harmon area.

Chairman Brumleve stated that for the next meeting, the committee should read the comprehensive plan (particularly pages 75- 115), take notes, and make concrete suggestions with respect to signage, business improvement, finding grants, code enforcement, energy management, open space and pedestrian access and past parking studies.

Mr. Doyle stated that in terms of the natural environment, Croton is beautiful, but the commercial districts are completely inconsistent with the village we have evolved into.

4. ADJOURNMENT

The next meeting is tentatively set for August 5th.
The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Ronnie L. Rose
Secretary to the Comprehensive Plan Committee